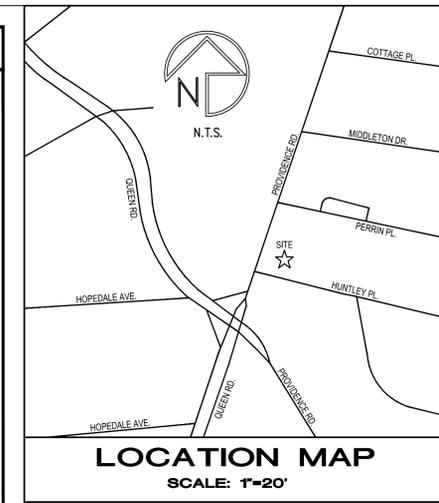


PLAN VIEW SCALE AS NOTED

LEGEND

- PROPERTY LINE
- EXISTING CONCRETE TO REMAIN
- EXISTING TO REMAIN
- PROPOSED CONCRETE LESS THAN 6"
- PROPOSED CONCRETE 6" OR GREATER
- NEW ASPHALT PAVEMENT
- SETBACK/BUFFER
- PROPOSED PAVEMENT
- PROPOSED CURB



LOCATION MAP
SCALE: 1"=20'

DATA TABLE

DEVELOPMENT DATA

- a. SITE ACREAGE
 - a.a. EXISTING: 0.35 ACRE
 - a.b. PROPOSED: 0.33 ACRE
- b. TAX PARCELS INCLUDED IN REZONING: 15510337
- c. EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): B1 - NEIGHBORHOOD BUSINESS
- d. PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING): MIXED USE DEVELOPMENT DISTRICT (MUDD)
- e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
- f. RESIDENTIAL DENSITY: N/A
- g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.): 2,400 SQ.FT.
- h. FLOOR AREA RATIO: 2,400 S.F./14210 S.F. (PROPOSED) = .17
- i. MAXIMUM BUILDING HEIGHT: 120 FEET
- j. MAXIMUM NUMBER OF BUILDINGS: N/A
- k. NUMBER AND/OR RATIO OF PARKING SPACES:
 - k.a. 1 SPACE PER 600 SF
 - 2,400 SF / 600 SF = 4 SPACES
- l. AMOUNT OF OPEN SPACE: N/A

GENERAL PROVISIONS

- a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THE SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED IMPROVEMENTS ON THE SAID PARCEL, NOT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

PURPOSE

- a. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROPOSED NEW CONSTRUCTION AND USE OF A BANK OR PROFESSIONAL BUSINESS AND GENERAL OFFICES.
- b. TRIGGERED BY THE RE-DEVELOPMENT IS A RIGHT OF WAY TAKING OF THE PROPERTY, GENERAL LAYOUTS ARE NOT IDEALLY ACHIEVABLE UNDER THE CURRENT ZONING RESTRICTIONS OF "B1".
- c. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM "B1" TO "MUDD".

PERMITTED USES

- a. ALLOWED USES OR PROHIBITED USES: BANK PERMITTED BY RIGHT (PROFESSIONAL BUSINESS AND GENERAL OFFICES).
- b. ADDITIONAL USES: OUTLINED WITHIN ORDINANCE, SECTION 9.8501 (MIXED USE DEVELOPMENT DISTRICT).

TRANSPORTATION

- a. DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/ NCDOT:
 - a.a. AS SHOWN ON PROVIDENCE ROAD
- b. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT:
 - b.a. FULL ACCESS DRIVEWAY TO HUNTLEY PLACE
 - b.b. INGRESS DRIVE FROM PROVIDENCE ROAD

STREETScape & LANDSCAPE

- a. THERE ARE NO EXISTING ON-SITE TREES
- b. THE PETITIONER WILL INSTALL LANDSCAPE MATERIALS THAT WILL COMPLY WITH THE ORDINANCE FOR FRONT, SIDE, AND INCOMPATIBLE BUFFERS WITH RESIDENTIAL. IF FRONT BUFFERS CANNOT BE ACHIEVED, THEY WILL BE COMPENSATED ELSEWHERE ON-SITE.

LIGHTING

- a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: OUTDOOR LIGHTING SHALL BE SCREENED OR SHEILDLED TO AVOID DIRECT ILLUMINATION TO RESIDENTIAL LOT TO THE EAST
- b. LOCATION AND HEIGHT OF SPECIAL LIGHTING, SUCH AS PEDESTRIAN SCALE LIGHTING: N/A

FLOOD ZONE

- a. FLOOD ZONE X
- b. BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAP; FEMA FLOOD INSURANCE RATE MAP NO. 371045300K DATED FEBRUARY 19, 2014 AND IS DETERMINED THAT THIS PROPERTY IS SHOWN NOT TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA.



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NC Firm Certificate No. P-1836
IEG JOB NO. 15-122.00

SEAL
NISIT SAPPARKHAO, P.E.
NC REG. NO. 38066

ISSUE	BY	DATE	DESCRIPTION
		01.24.20	SITE SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	183490
DATE:	02.06.20
DRAWN BY:	VC
CHECKED BY:	VC

SHEET TITLE
**RE-ZONING
SITE PLAN**
SHEET NUMBER

C02.00